

MINUTES APPROVED
By: TODD STAHELI
Seconded: JULIE HULLINGER
Date: 8/24/15

**PLANNING COMMISSION
CITY OF ST. GEORGE
WASHINGTON COUNTY, UTAH
December 09, 2014 – 5:00 PM**

PRESENT: Commissioner Julie Hullinger
Chair Ross Taylor
Commissioner Ro Wilkinson
Commissioner Nathan Fisher
Commissioner Don Buehner

CITY STAFF: Community Development Coordinator Bob Nicholson
Assistant Public Works Director Wes Jenkins
Planning & Zoning Manager John Willis
Planner II Ray Snyder
City Surveyor Todd Jacobsen
Assistant City Attorney Victoria Hales
Deputy City Attorney Paula Houston
Planning Associate Genna Singh

EXCUSED: Commissioner Diane Adams
Commissioner Todd Staheli
Council Member Joe Bowcutt

FLAG SALUTE

Chair Ross Taylor led the flag salute at 5:00 pm.

1. **FINAL PLAT (FP)**

Consider approval of a seven (7) lot residential subdivision for “**Meadow Valley Estates Phase 4.**” The representative is Mr. Brad Petersen, Development Solutions. The property is zoned RE-12 (Residential Estate 12,000 square foot minimum lot size) and is located at the east end of Mountain Ledge Drive (at approximately 2500 East and 2900 South, in the Little Valley area). Case No. 2014-FP-027. (Staff – Todd J.).

Todd Jacobsen stated that originally Mountain Ledge Drive was going to punch through to Little Valley Road but now it will be a cul-de-sac.

Assistant City Attorney Victoria added that this plat is subject to legal as we are waiting for a landscape strip issue to be resolved as well as the title report. It will be dedicated to the city and not show on the plat as an easement.

MOTION: Commissioner Nathan Fisher made a motion to approve Item 1 and authorize chairman to sign with the item being subject to legal review.

SECONDED: Commissioner Ro Wilkinson seconded the motion.

AYES (5)

Commissioner Ro Wilkinson

Commissioner Don Buehner

Chair Ross Taylor

Commissioner Nathan Fisher

Commissioner Julie Hullinger

NAYS(0)

Motion carries.

2. **LOT SPLIT (LS)**

Consider approval of a lot split for existing “**Lot 127 of the Ft Pierce Business Park.**” The representative is Mr. Michael Draper, Rosenberg Associates. The property is zoned M-1 (Industrial) and is located at 631 Commerce Drive. Case No. 2014-LRE-016. (Staff – Todd J.).

Todd Jacobsen explained that there is already a building on the corner. The purpose of this Lot Split is to make better use of the property and allow another building to be built. Standard city easements for each lot will apply. This was approved by the Ft. Pierce Industrial Park Owner’s Association on March 31, 2014

MOTION: Commissioner Ro Wilkinson made a motion to accept Item 2 lot split with the approval of the Ft. Pierce Park Owner’s Association.

SECONDED: Commissioner Julie Hullinger seconded the motion.

AYES (5)

Commissioner Ro Wilkinson

Commissioner Don Buehner

Chair Ross Taylor

Commissioner Nathan Fisher

Commissioner Julie Hullinger

NAYS(0)

Motion carries.

3. **ONE LOT SUBDIVISION**

Consider approval of a “**One Lot Subdivision**” by means of a metes and bounds description. The representative is Mr. Todd Jacobsen, City of St George. The property is zoned R-1-12 (Single Family Residential 12,000 square foot minimum lot size) and is located across the street to the east of Little Valley Elementary School (at approximately 2350 East and Horseman Park Drive). Case No. 2014-LRE-017. (Staff – Todd J.).

Chair Ross Taylor asked if it fronts the street that goes by the school.

Todd Jacobsen responded yes the plan is that they will be required to put in the improvements (curb, gutter and sidewalk) when they develop. Also, the city may sell the lot to the county for a library.

Commissioner Don Buehner asked what the purpose of a one lot subdivision is.

Todd Jacobsen responded that as the land was sold this became a remnant piece. We wanted it to come forward to be on the books.

Assistant City Attorney Victoria Hales added that it is in best practice to create a minor subdivision per state law and ordinance.

Commissioner Nathan Fisher asked if R-1-12 zoning allows libraries.

Assistant City Attorney Victoria Hales said yes, that is a permitted use.

MOTION: Commissioner Nathan Fisher made a motion to recommend approval of the one lot subdivision.

SECONDED: Commissioner Don Buehner seconded the motion.

AYES (5)

Commissioner Ro Wilkinson

Commissioner Don Buehner

Chair Ross Taylor

Commissioner Nathan Fisher

Commissioner Julie Hullinger

NAYS(0)

Motion carries.

4. PRELIMINARY PLAT (PP)

Consider approval of a preliminary plat for “**Hyde-Berry Park**” a twenty-seven (27) lot residential subdivision. The representative is Mr. Rob Reid, Rosenberg Associates. The property is zoned R-1-10 (Single Family Residential, 10,000 square foot minimum lot size) and is located between Marigold Way and 1470 South Street. Case No. 2014-PP-034. (Staff – Wes J.)

Wes Jenkins presented the following:

There are some items to point out. The flood plain used to come through here and during the zone change we had them amend the map via a LOMR. We are trying to work out the existing sewer line. The sewer line comes down through the east side of lots 18 and 19 and then it flows west to the sewer plant. The City is asking that the developer dedicate a minimum of 10’ on the west side of the sewer line at those 2 lots. If you leave it in the lots they won’t be able to build any walls or structures. The City needs control to keep it unencumbered. They will be asked to modify this and dedicate that area.

On the two cul-de-sacs the drainage and sewer come through the cul-de-sac and drains into the existing lines. There is a 25’ easement that the City would like dedicated so walls couldn’t be built there. If left in an easement then there will be a note on the plat

saying it has to be open for service and maintenance. Right now it's an easement but we're trying to get it dedicated. They do have concerns about setbacks if the land is dedicated.

Chair Ross Taylor asked if the lot size requirement can be met if land is dedicated.

Wes Jenkins responded that there will be lot size averaging for this plat, part of that is due to the utilities. If they dedicate then they can't meet the lot width frontages. If they do lot size averaging it meets the ordinance as far as frontages.

Another item that came up is the large lot on the west (lot 7). They have frontage on the connection of Baneberry to 1470 West Street. However, they put a secondary access through the cul-de-sac. There will be a note on the plat stating that their primary access has to be from the frontage and cannot be from the cul-de-sac. If it is their primary access it will need to be 25' wide.

On the eastern cul-de-sac it shows that the road is going through lot 19 of Bloomington Gardens. They are trying to work with that property owner to split that lot and include it in their subdivision but they are still working it out. They feel if they are improving the road then lot 19 should share the cost. Staff does not agree. If they can't work it out they'll have to shift their road so the right of way line lines up.

Commissioner Nathan Fisher asked how much would be there.

Wes Jenkins answered that it is about 8' but the radius around the curb is the problem.

Another item is the 35' easement on lot 1. In recent years a garage was built and encroached into that easement. They are requesting their easement be reduced to reflect that, however there is a storm drain and sewer line there. That may change when the final plat comes forward as well.

The last item would be lot 19 again. They are putting in curb and gutter. If it ends at their property the drainage would dump on that lot. They feel like they shouldn't have to improve in front of lot 19 since the rest of the lots in Bloomington don't have it so we'll have to work that out with them.

Chair Ross Taylor asked if this item is ready for a motion tonight.

Wes Jenkins stated that the layout works there are just some incidental items that need to be worked through. Some of this will be addressed prior to City Council but most will be fixed with construction drawings and at staff level.

Commissioner Nathan Fisher asked if approval is based on what we see before us.

Assistant City Attorney Victoria Hales stated that the Preliminary Plat does allow for a complete detail review prior to the final platting process.

Wes Jenkins noted that their argument is that if they can't work it out they'll leave it as is because the City can't make them dedicate it, they are allowed to leave it as an easement.

Another thing is the 25' right of way on the back side on Winegar subdivision. Those lots have sewer coming out the back of their yards to the sewer line. They wanted to move the sewer line through the new lots and the City said no, which is why there is the dedication there instead. The only thing that would really change would be the road shift and the dedication pieces.

Assistant City Attorney Victoria Hales advised that the Commission can ask the developer to table, approve, approve subject to conditions, or disapprove. Approval of a preliminary plat is not full approval. However, if you feel it is not ready you may disapprove.

Chair Ross commented that staff feels like we can work through it so I'm confident in staff.

Commissioner Nathan Fisher clarified that the road is shifting if they cannot collaborate with lot 19. What is the easement?

Wes Jenkins responded that there currently are easements unless they can work it out.

MOTION: Commissioner Nathan Fisher made a motion to recommend approval of Item 4 Preliminary Plat subject to the condition of the developer working out issues relating to drainage and sewer easements to the satisfaction of the City and legal, as well as the issue in regards to the improvement of the road that joins lot 19 on both the west and north side of said lot.

SECONDED: Commissioner Ro Wilkinson seconded the motion.

AYES (5)

Commissioner Ro Wilkinson

Commissioner Don Buehner

Chair Ross Taylor

Commissioner Nathan Fisher

Commissioner Julie Hullinger

NAYS(0)

Motion carries.

5. ZONE CHANGE AMENDMENT (ZCA) - PUBLIC HEARING

Consider a zone change amendment request to retain a 4,592 sq. ft. building, to demolish an existing 6,690 sq. ft. building, and to construct a 14,558 square foot building addition on property zoned PD-C (Planned Development Commercial). The project site will expand from 1.792 acres to 2.623 acres. The property is located north of 1600 South Street and east of Black Ridge Drive. The applicant is **Dealer Collision** and the representative is Mr. Reid Pope, L.R. Pope Engineering. Case No. 2014-ZCA-015. (Staff – Ray S.).

Ray Snyder presented the following:

The applicant has submitted 2D renderings of the building as well as building material samples. Originally they came into staff because it was a plain building. We asked for more architectural relief due to the location. They have broken it up by adding the 2'x 2' columns. We asked for some windows and doors and they have asked not put them in. This building is lower than the street elevation which could help with the appearance. The next item will show the parcel layout so that it all becomes one lot to accommodate the building. Dealer Collision is a repair facility for body work and painting. There is an area that is already landscaped. There is an area there where the trees have died so we would like a condition in place that the landscaping must be updated. At a site visit last week the building had already been demolished. There is quite an elevation difference to Blackridge Drive. The existing landscaping does show the dead or missing trees. The rest of the area does not yet have landscaping and will need to be done prior to CO.

A question for your consideration: does the Planning Commission feel that adequate design has been provided from Blackridge Drive?

Street trees do need to be replaced as well as new landscaping installed. Landscaping should be a condition upon a business license or certificate of occupancy.

Commissioner Nathan Fisher asked what the roof materials would be. What do we know about that? Is the height going to be the same as the existing building that remains? Will this new construction match that height?

Bill Western noted that the new building will be lower. The existing building is 28'. The addition is 16'8". The roofing material is single ply and probably white or beige if preferred. White is better for longevity for a flat roof in this area.

Chair Ross Taylor asked what the view will be from Blackridge as you pass the building.

Bill Western said the grade difference there is 10' from the parking lot and road. The building would probably be 6' higher so almost even with a car as you drive.

Chair Ross Taylor stated that the bright white would be a bit dazzling when driving by.

Bill Western said the materials could be beige if needed.

Chair Ross Taylor asked if there would be a parapet.

Bill Western said no, a slight parapet. The roof slopes from east to west so there will be about a 2' parapet.

Commissioner Nathan Fisher asked if the east side will be more noticeable.

Bill Western said the slope would be ¼ inch per foot so it looks flat. When you deal with 48' across it would only be 2'.

Chair Ross Taylor asked if the heating and cooling units would be on the roof.

Bill Western said yes, as they are on the other buildings.

Chair Ross Taylor said it was out of view at that height.

Commissioner Nathan Fisher asked if there would be more detail for landscaping.

Bill Western said new landscaping will match the existing and meet the City requirements. The slope makes it a bit difficult so desert landscaping would be most likely. We recognize that the

trees need to be replaced and want to dress that hill up. We're not changing the use. It is currently an auto detail repair and that's what this will be also.

Commissioner Nathan Fisher asked what the material for the roof would be.

Bill Western replied single ply.

Chair Ross Taylor added it would be a membrane roof.

Commissioner Ro Wilkinson asked why the existing building has windows and doors and the new building will not.

Bill Western responded that the west side would be a heat gain. There are skylights on the roof. The east and south sides are the business sides. It is also a security situation as the slope is there so when you put windows in it is difficult to manage. We did put in the columns to dress it up. Again, this is an auto repair center and not a retail front.

Commissioner Ro Wilkinson asked if there is only one entrance.

Bill Western stated that there are entrances on the south and east. There is one on the west. We could put more there but that's where the cars are being worked on.

Commissioner Nathan Fisher asked if the building is 170' long.

Bill Western said it is.

Commissioner Nathan Fisher asked if there are any other things you could do to the west side in a cost smart manner to break it up a bit more. Blackridge Drive is a well used street.

Bill Western mentioned that a clear story of glass could work but it is a bit of a structural issue. A glass block could be better but Mr. Wade does want to keep cost down.

Commissioner Nathan Fisher noted that the concern is the look.

Chair Ross Taylor said that the building will be down in a hole.

Commissioner Nathan Fisher asked how much landscaping is between the road and building.

Bill Western replied that 25' of landscaping would be there.

Commissioner Nathan Fisher explained that when I'm on the road I want to know how close the building is to the landscape strip.

Bill Western answered that there is typically a 25' to 30' setback.

Ray Snyder showed the graphics illustrating that the red line is property and the blue line is the setback line. There is 25' of landscaping and then the building would only be a few feet away from the landscaping.

Chair Ross Taylor reiterated that we want to picture what you would see when you drive by. We want to see if that long wall is a problem.

Ray Snyder asked if there was still a concern with the HVAC on the building.

Chair Ross Taylor replied that the concern is the long wall with minimal division as well as the view of the roof.

Ray Snyder noted that we don't have that detail tonight. They can come back and show it to you or it would have to be submitted prior to City Council. We can require a cross section be submitted if you would like some more information.

Bill Western added that the roof is a challenge with the site because it's so much lower. To hide all the HVAC would require parapet throughout the whole building.

Chair Ross Taylor stated that we're more concerned with breaking up the long wall. If there could be some pop outs that would help.

Bill Western said he can do more of that and can change some of the wall.

Ray Snyder clarified that for City Council we need detail on the roof and the redesign of the wall. I want to point out that this is a zone change so City Council will have set the date of the hearing this month and then the approval would be some time in January.

Chair Ross Taylor said I think we can condition approval on our recommendations.

Ray Snyder added that we can do that and if staff doesn't receive the conditioned items the zone change won't go before City Council.

Chair Ross Taylor opened the item to the public for comments.

Chair Ross Taylor closed the item from the public.

Commissioner Nathan Fisher stated that he is concerned about the roof material, wall detail, and landscape detail.

MOTION: Commissioner Nathan Fisher made a motion to recommend approval of the zone change conditioned on the applicant providing a roof material detail in color and type satisfactory to staff that will be an earth tone or a tone that is less intrusive, more detail for the entire landscape strip, providing relief in the wall that is visible from the west either in the form of patterning between columns or some other relief in addition to the columns.

SECONDED: Commissioner Julie Hullinger seconded the motion.

AYES (5)

Commissioner Ro Wilkinson

Commissioner Don Buehner

Chair Ross Taylor

Commissioner Nathan Fisher

Commissioner Julie Hullinger

NAYS(0)

Motion carries.

6. **LOT LINE ADJUSTMENT (LLA)**

Consider the approval of a lot line adjustment between two existing lots for "**Dealer Collision / Ideal Automotive**." The representative is Mr. Reid Pope, L.R. Pope Engineering. The property is zoned PD-C (Planned Development Commercial) and is located at 184 West 1600 South Street (between 1470 South and 1600 South Street on the east side of Black Ridge Drive). Case No. 2014-LRE-018 (Staff – Todd J.)

Todd Jacobsen presented the following:

The purpose of this Lot Line Adjustment is to allow the construction of an addition to an existing building to proceed and meet City Ordinance. Ultimately we are splitting the northern parcel and merging part of that split.

Chair Ross Taylor asked if there are easements in that area.

Todd Jacobsen responded no, there are no easements in that area as it wasn't platted. There will be easements required around it but there are none to vacate.

Ray Snyder added that the zone change won't go until January. This lot line would go this Thursday to City Council.

MOTION: Commissioner Ro Wilkinson made a motion to accept Item 6 lot line adjustment with staff recommendations and legal input.

SECONDED: Commissioner Nathan Fisher seconded the motion.

AYES (5)

Commissioner Ro Wilkinson

Commissioner Don Buehner

Chair Ross Taylor

Commissioner Nathan Fisher

Commissioner Julie Hullinger

NAYS(0)

Motion carries.

7. GENERAL PLAN AMENDMENT (GPA) – PUBLIC HEARING

Consider a **General Plan Amendment** from LDR (Low Density Residential), MDR (Medium Density Residential), and COM (Commercial) to MDR (**Medium D** Residential), HDR (High Density Residential), PO (Professional Office), and COM (Commercial) on 121.6 acres. The property is generally located between 3000 East Street and the Virgin River and fronts on Mall Drive. This is to support the future development of commercial, retail, medical, and professional offices, and to increase residential density. The applicant is Suburban Land Reserve, Inc. and the representative is Mr. Dan McCay. Case No. 2014-GPA-006. (Staff – John Willis).

****Assistant City Attorney Victoria Hales left the meeting****

****Deputy City Attorney Paula Houston joined the meeting****

John Willis presented the following:

This does border Washington City. There is an existing commercial node with medium density residential buffered around and then low density residential surrounding the node.

This is the first introduction of high density residential in the Little Valley Area. Little Valley is a rural part of town with low density. The Little Valley plan states that more intense uses should feather or transition out in a gradual manner. That helps mitigate some of the impact higher density uses have on the neighborhood.

Their proposal shows commercial on Mall Drive and 3000 East. Staff is in support of the commercial in those key locations to provide amenities. To the north is the introduction of the office professional which would be adjacent to the single family. Offices are a less intense use complementary to single family. Around the commercial area there is some

medium density residential which is consistent with the area. There is an introduction of high density residential. Based on the Little Valley subplan, staff suggested that some high density residential be removed and moved along Mall Drive in order to reduce the high density concentration. The HDR on the north is also adjacent to existing single family.

Based on that conversation we received an updated request. They did provide a buffer and they did relieve the density on Mall Drive. The proposal however added 10 more acres of high density. The request went from 19 acres to almost 30 of high density. High density residential projects have typically been spread around the community. Where there is a high concentration of high density is around Dixie State University to support the student housing and ensure that unique needs there are met.

By the University is about 27 acres of high density residential. There are about 53 acres across from that. Riverside has 8 acres. Rebel Creek and Mesa Falls are 16 acres. Dinosaur Crossing is 13 acres. The request before you is 33 acres.

That means there would be 62.1 acres of high density residential in one area. Again, we have tried to spread high density around the community and this would be a very high concentration.

Commissioner Nathan Fisher asked what zoning exists at the intersection for Washington City. John Willis responded that he was not aware of the zoning in Washington City. North of the proposal is low density residential. There is an elementary school adjacent to the vacant parcel. Commissioner Ro Wilkinson noted that the current zoning is AG-20. Is it really used that way? John Willis stated that the fields are being maintained but whether it has been used for agriculture or not is unclear.

Commissioner Ro Wilkinson asked if the area is privately owned or city owned.

John Willis responded that it is privately owned by Suburban Land Reserve. Right now we're looking at the general plan which sets the course for residential and commercial in this area. The general plan would be what the community would want.

Commissioner Ro Wilkinson noted that we are infringing on the flood zone again and that is a concern.

John Willis said the floodplain and hazard boundaries are there. There is no plan to change that open space there at the flood plain. There is the hazard boundary that will need to be mitigated.

Deputy City Attorney Paula Houston inserted that this is a normal process. With the bridge going in it is expected that things need to change. Just because it's changed doesn't mean they can build there. They have to meet all the requirements. Typically there would be a parking lot in the flood plain area with the building out of the flood plain. There are other things they can do to mitigate that and we have seen it before. They have to go through that process and get approval from the federal government. This does change the general plan – it really has been a holding area but now the owner is seeking a change.

John Willis noted that they are not requesting the general plan be changed at the flood plain.

Commissioner Nathan Fisher asked for a reminder as to what densities are at medium and high.— John Willis responded that medium density in the Little Valley area is 4-7 units per acre, and high density is 10-22 units per acre.

Commissioner Don Buehner asked what the pink area represented.
John Willis responded that the pink is commercial, yellow is MDR, and black is the HDR.

Chair Ross Taylor asked that the applicant come forward.

Dan McCay (SLR and Property Reserve Inc – subsidiaries of the Latter Day Saint Church):
We've owned this property since the 1960s. It is an agricultural use now. It used to be a welfare farm. At some point it no longer makes sense to use the piece as a farm so we transition that property into something new. It is the goal to urbanize it. With changes like the bridge it changes the nature of the property and the use needs to be changed as well.

We own 277 acres in total but are only talking about 121. We have a long term interest in this area, property and community. We have worked with the City as we've considered this property for many years. We will continue to own property in Little Valley. Some will be sold but we will still have acreage in our keep. We want the future of this area to be tied in the balance. We want what is built here to be complementary to everyone.

Seven years ago the City approached Property Reserve regarding the bridge. Then the airport was more desirable and the money was put toward that instead. That has been a good and strong project for the City and State. Last year staff asked that we be part of the bridge project and were informed there was a gap in the financing. We as well as the other property owner contributed financially to the Mall Drive Bridge project. It was quickly anticipated that with that change that the property would change as well.

There are up to 25 cars stacking at that bridge and I've heard that a signal sooner rather than later would be desirable. That would be part of our project. With all that traffic there is interest in retailers to be a pioneer in the area. We met with many developers and Associated Foods, Lin's Grocer, wanted to jump on board. I'm grateful that they are here: Steve Myer, Bill Walley, and Darren Pierce are all here with Associated Foods to address questions about the retail.

The southwest corner of the intersection is commercial, north of the intersection is office. A medical group would like to build a facility there. The general plan called for medium density to buffer the retail. One use that brings concern is the high density residential. I wish the city had a different zone for the project we're considering. One primary use that will be complementary there is an active adult community. It has been requested that a full amenity package be included in the active adult community – a long term care facility is part of that plan. As you look at this process there is the general plan process to make significant change of use due to the bridge. This is just first step. We'll still need

to come forward with a PD zoning request with landscape buffers, architecture, and more details. We will come to several public meetings between now and then. As a property owner I am interested in protecting this area and want to be an effective community partner. I want neighborhood meetings to receive input so at the end of the day it's a project that everyone can be proud of. I think we can accomplish a lot and create a valuable long term project here.

Commissioner Don Buehner asked if the property to south will continue to be owned and is not part of the change.

Dan McCay said yes, that will remain as low density residential.

Chair Ross Taylor asked for clarification: when you responded to the City about the amount of HDR you made a modification by increasing the request to support assisted living?

Dan McCay said that is right, unfortunately we're getting caught up in a number. To get the 14-15 units per acre I have to ask for high density. Tonight isn't a final decision it's whether we've met a basic burden of proof and then we'll come back with the PD zone and outline the landscaping and more.

Commissioner Don Buehner asked if the grey area to the north would be an adult living area.

Dan McCay said no that's a buffer.

Commissioner Don Buehner asked where the active living would be.

Dan McCay stated that it would be condo living and a potential care facility there because the medical office would be adjacent.

Chair Ross Taylor opened the public hearing.

Lisa Stewart:

We live in low density housing. The feathering approach that doesn't exist would affect me. In 12 years we have sandbagged about 3 times so how does erosion control on the higher property affect our land?

Deputy City Attorney Paula Houston stated that's what the study is supposed to cover for that property and the surrounding area.

Rick Rosenberg added that the high density lets us cluster away from the river. It would be similar to other NRCS rock walls along the river. The walls are pulled back and are out of the floodplain. The study would require we look upstream and downstream. It would be installed so the base flood would not increase and would limit the meander area. This area is currently unprotected.

Don Williams – north of HDR/COM:

I have a boy who walks down here and goes to school. That area is a high traffic area there for foot path to the school as well as young drivers. This intersection will be one of the busiest in the City. A big problem we have, I serve as a Planning Commissioner for Washington City, is our ¼ of that intersection. The rest of the land is farmed there. Back before our time there was a gentleman's agreement from Washington City to put in the utility line and that area would all be part of Washington and be low density and the road would be the buffer zone. Somehow

Washington City disagreed with the church and that's also when Mayor McArthur was running for St. George City. I'm all for pro growth and I'm a realtor so I understand. However, the major intersection is at risk with the commercial, PD, office and high density. That's nice to know that it's higher density with retirement. Across the road there is college housing and private housing at 3 stories. There is a berm around here where kids were digging and the tunnel fell and the kids had to run to our house and call 911. If the church makes this HDR and then there's a 3 story apartment – when that river floods there will be a nice little lake for a while where the kids will want to play or watch as the river level increases. To get to school they have to walk on the 4-lane road to get to school. My big issue is that the agriculture is here and there's no reason. If multifamily is there, there will be buses going back and forth. I can see this area stacking 15 cars deep. A 4 lane will not move the traffic fast enough with the school. The church can't promise us, even though this is preliminary, that this won't be 3 story apartments. Another buffer area would be nice. I'm concerned with the traffic and the kids in that whole area right there because the LDR was there as a buffer. The feathering really needs to be looked at here. This can be shifted around. There will be a new high school down in the Fields which would be another area of concern. Why not put this stuff in the middle of the Fields. Keep your commercial at the intersection but this is way too much traffic.

John Prince – my property is just north of the HDR:

I have some concerns about the High Density which is 10-22 units per acre. That means there can be more than 100 units in that 5 acre area there. If each family has multiple kids that's 200-300 kids in that little area alone. There is a sandy beach here at the end of my property that a lot of picnicking and occasionally off-roading occur. Since the flood and the new road that activity has died down. I bought this property because it's horse property. I have a horse and I also have a swimming pool. I don't care what kind of wall is put there. If the kids are bored and packed into an area that tight they're going to want a place to play. They're going to come onto my property or that sandy beach area. I've got haystacks, the horse corral, and the pool and there's a possibility someone can come onto property and get hurt. We're snowbirds and once while we were away someone had used our pool and turned on the heat and found that the whole pool was 104 degrees. Kids will use that beach. All of a sudden there are attractive nuisances there. I am concerned that with that high of a density in that small of an area it won't be a matter of if, but when. I have no problem with commercial or professional in that area. A retirement home is fine but there is no way that my property can be fenced off as half of my property is river bottom. Back to the feathering from low to high I don't think that is justified.

Devon McDonald – I live next to the Princes and our acreage goes into the river:

I think this is a beautiful area of the City. The other day we saw deer and fox in this area. I want this to blend into the natural beauty of the river. We had a similar situation to this where I used to live – the church made some promises and then completely changed the plan. If this is truly intended for senior living let's make sure that really happens. One other comment is the road coming from Washington is very busy. It is difficult to widen that road so the infrastructure cannot be there. If it is to be enlarged let's make sure the traffic patterns are kept in mind.

Jon Stewart:

We moved out there because it's out in the fields and it's an open area. We like it out there in the open. It seems like this is all about money and that's disturbing to me. I don't see a buffer. It's about quality of life and the proposal doesn't seem right. There need to be more buffer zones. We want to see open spaces out there. We don't want to see tall buildings and traffic we like to see the wild animals and such.

Ron Mcjur:

I've lived here for only about 14 months and we're north of Cimarron – north of the border is Pine View Park. If you put as many children or young people in that area, Pine View Park is their closest park. Washington City pays for that park. Somewhere in that plan there needs to be a park put in St. George City limits.

Dan McCay said that is a great point. There is a master planned park on the Seegmiller property that will be important to our project.

Bob Nicholson inserted that parks are a minimum of 4 acres.

Commissioner Don Buehner stated that that park is over a mile away though and it's not contiguous.

Bob Nicholson illustrated where the parks are designated on the general plan.

Commissioner Don Buehner said the park at 2450 is a historical park. Is the other one more of a city park?

Bob Nicholson responded that they haven't designed the park yet.

Dan McCay inserted that there will be playgrounds and open space required in the PD zoning.

Cole Randy – Washington:

I'm concerned with the commercial buildings looking into the low density housing. There are no walls there and we have an easement saying we can't build walls due to the drainage ditch. Nowhere in St. George City is there commercial that backs residential. There needs to be a buffer there of some kind. We were hoping the commercial would stay on the south side of the road.

Tim Adams - Washington:

At Pine View Park they did an Eagle Scout project and put 18 hole Frisbee golf and now Saturday mornings there are ridiculous amounts of kids there. That was never the plan of that park but now it has happened. I know there is not an intention of harm but if the businesses are closed and there is parking available they will park there and jump the fences.

Chair Ross Taylor closed the public hearing

Commissioner Nathan Fisher invited the Seegmillers, who own property to the south, to come forward.

Brad Seegmiller:

You learn and hear things at these meetings. I didn't know we had a park proposed on our land. If someone needs open space they would have to join in that cost. I think a park there would be nice. As much as you might like to see things remain the same that's not how things work. New

development changes the whole idea. We've had more conversation since that road has come in than we've had in years. That roadway changes everything. Did we know it was going to happen, yes but it's different when it's in front of you. We want to make sure it's done nicely.

We see a master plan roadway that needs to come in and we know that the drainage ditch on the south of the church property and north of our property needs to be considered as that is surface and ground water. We know that area used to be marsh land so drainage is extremely important. As far as the flow of the feathering – you can look at the two different plans and from my point of view the higher the density the better for us because we can then feather our land when that time comes. We're not here to make any demands but we're interested in making this a beautiful area. This was all brought to us because of the bridge.

Commissioner Nathan Fisher asked what the width of Mall Drive is.

John Willis responded it is a 90'.

Wes Jenkins inserted that it's 90' and then the ditch.

Commissioner Nathan Fisher clarified that it's two lanes each with a turning lane. The revised plan, south of the high density, what is that acreage?

Rick Rosenberg replied 250' wide.

Commissioner Nathan Fisher said so 5.5 on the north of Mall for HDR; south of the road is 27.5 acres of HDR.

John Willis replied 33 acres is the total.

Commissioner Nathan Fisher clarified that the general plan provides for some commercial currently.

John Willis said that is correct, about 8 acres or commercial area.

Commissioner Don Buehner asked if Mall Drive is currently one lane.

John Willis said it is.

****Commissioner Julie Hullinger left the meeting at 7:15 pm****

Wes Jenkins stated that Mall Drive is 2 lanes but is one lane each direction.

Ross Taylor said he has concerns about the HDR size and scope as described. Our staff also had concerns. If you were to compromise – where would you do it?

Dan McCay said if there are concerns to the north then we would like to help if we can, but I wonder if right now is the time to make those decisions when I can make elevations and such to help address those concerns.

Chair Ross Taylor asked if the applicant would want some time to look at this again. I think the HDR is tipped too strongly. Do you want to reconfigure where you can compromise a bit and table for a while.

Dan McCay said normally yes, however we are trying to accommodate Associated Foods and we need to meet that need to get the commercial. My other concern is that I don't yet know that there is a mutual understanding. I don't know that that will come until the architecture can be presented. This won't vest us with density right now. I know there will be a lot of work between now and zoning. We'll come up with a compromise. We value having the community behind

us. I know there are concerns today but I can't build today and even if high density is approved we can't build until the zoning is in place.

Chair Ross Taylor noted that the general plan is a guide but is also a protection, and it's that protection that I want to assert tonight. If we open up the gate it's hard to get it shut again. If we can look at some alternatives that don't have so much high density I would prefer it.

Dan McCay replied: I commit to you that that will happen before now and City Council if you can move forward today. We really need to keep a timeline if possible.

Chair Ross Taylor advised that one purpose of the Planning Commission is to ensure what the City feels is in the best interest goes forward and I feel that we would be slighting our task if we don't see it before it goes to City Council. I am inviting you table and think that would work better.

Dan McCay asked if the medium density and commercial can be split from the request and moved forward.

Commissioner Nathan Fisher stated that there have been enough who commented on the commercial that there is also a concern with that. What we're seeing up there we have to determine if that's what is in the best interest. With the PD we can require walls and such. The real issue is conceptually is this proposal what we think is good for the community. I think Chair Taylor is trying to tell you this is a major change. Little Valley down south had a packed room and lots of community input. This change is difficult and we have to look at if this works conceptually. A little more information would be helpful.

Deputy City Attorney Paula Houston asked what other information is requested.

Commissioner Nathan Fisher stated that we can't require anything really.

Deputy City Attorney Paula Houston agreed that more information would have no binding effect.

Commissioner Don Buehner commented that we could not recommend and you could still go to City Council so I don't think what we do tonight affects your opportunity to go to City Council. However our recommendation is something they consider. My two concerns with this that make me not want to move forward is the feathering with the HDR next to Washington Fields and to say that will be addressed later is an assumption I believe but would not recommend on. My second concern is the idea of managing pedestrian, especially kid, traffic in this area. My main concern is the feathering – I don't see it being complete or adequate.

Deputy City Attorney Paula Houston noted that you said the Lin's is on the south side. You could go forward with only that southern commercial and leave the rest for future consideration.

Dan McCay stated that that is not objectionable. We'll get the approvals we can. The feathering – I understand that concern. I don't yet know how to do that with hypothetical situations. That again will be addressed at the PD zoning process. As far as pedestrian traffic: there will be a trail that will be part of that regional drainage facility. There will be 65-70' separation from the road to the shopping center. The cost is ½ million to this project to facilitate drainage. Part of that cost is the trail system through the area. Again, that will be part of the PD with what will actually be there. Staff has been slow to finalize the ROW for that drainage facility. I recognize the concerns about forcing something. I am amenable with moving forward with the commercial piece to the south. We're stuck between hypothetical and actual. We can feather with visibility

and buffering with open space. We can accomplish all those things. I would be more nervous about someone not wanting to work with us. I agree it needs to happen.

Chair Ross Taylor asked if we are able to alter their proposal and only look at part of it or do they need to resubmit.

Deputy City Attorney Paula Houston stated you can make a recommendation to approve all or partial.

City Attorney Shawn Guzman clarified that the applicant can change the request tonight but is it a denial of the rest of the application. The applicant can change their request to be only the commercial on the south that way it can come back later on.

Dan McCay agreed to change the request to only the commercial nodes south of Mall Drive. Chair Ross Taylor noted that the vote will have to be unanimous to move forward.

Dan McCay asked for direction as to what to bring forward for the rest of the application.

Chair Ross Taylor said my concerns are the amount of high density so if you're going to compromise where that would be particularly the small piece with the neighboring residences.

Commissioner Nathan Fisher noted that whatever goes in here will be in someone's back yard. 3 stories were a concern – the buffer would still have neighbors in the back. The PD will allow us to deal with that to try to reduce the impact of what is going in here. Again, conceptually is this good for the area. Little Valley already has the question if there should be some commercial out there. That's what we need to look at right now. Is this good for the area and does it provide for the needs that exist here? We can deal with the details later in the PD.

Dan McCay – if we made a concession tonight – can we take out the high density to the north and do more of a feathering that would be nice

Chair Ross Taylor said he would prefer to only look at the southern commercial. Some of those other areas you may be able to move things around better. Is there a reason you need closure on all of it tonight?

Dan McCay said there is, but it's only on my part because I need the renderings and such – I don't know how much can change between now and the next meeting.

Commissioner Don Buehner said it's my understanding that you could ask for anything and it goes to City Council regardless. I agree with Commissioner Fisher and all can be addressed adequately as this goes forward for zoning. The high density designation for that area continues to be a concern and I couldn't recommend that piece. The rest I heard the concerns and think they can be addressed later.

Deputy City Attorney Paula Houston asked that the request be clarified by the applicant.

Dan McCay stated the consideration will be for the commercial south of Mall Drive and to table the rest for further consideration.

MOTION: Commissioner Don Buehner made a motion to recommend approval of a change to the general plan including two commercial areas, both south of Mall Drive, one being approximately 19 acres on the west of 3000 East and one being 5 acres east of 3000

East.

SECONDED: Commissioner Nathan Fisher seconded the motion.

Dan McCay made his contact information available to the public: 801-560-0400; dmccay@slreserve.com

AYES (4)

Commissioner Ro Wilkinson

Commissioner Don Buehner

Chair Ross Taylor

Commissioner Nathan Fisher

NAYS(0)

Motion passes.

****Commissioner Ro Wilkinson stepped away at 7:47 pm****

8. CONDITIONAL USE PERMIT (CUP)

Consider a request for a Conditional Use Permit to operate an offsite expansion of the Monster Storage facility (*located at 227 W 700 S*) by establishing a two acre (2 ac.) fenced overflow area for **RV, automobile, pick-up, and boat storage parking facility** at 999 South Main Street. The property is zoned C3 (General Commercial). The applicant is Mr. Denis Lyman. Case No. 2014-CUP-023 (Staff – Ray S.)

Ray Snyder presented the following:

The request is for RV as well as automobile, trucks, and boats. The property used to be a lumber business. The intent is an overflow site for the existing Monster Storage. There will not be a structure on-site. A building doesn't have to be on site but typically is. There is an existing fence – the applicant wants to replace the open area and put in new ornamental fencing. The landscaping was originally proposed as pine trees but code. . .

****Commissioner Ro Wilkinson returned at 7:52 pm****

... dictates that street trees would be required on Main street. He would not be able to do the pines. Security – there will be a camera as well as locked gate. Most of the site is paved but there is an area that will need to be improved. The site plan shows 145 storage spaces. Ordinance only lists RV storage so you'll have to determine if the rest is appropriate. Complete screening on Main would be required. Because of the findings you may want to consider screening on the sides. Should trucks, autos and boats be allowed is up to your discretion. Also, trucks do not include semis or semi trailers. There will not be any canopies on location. Aesthetics is your biggest finding to review.

Chair Ross Taylor asked if there is a fence to separate the two different properties.

Ray Snyder said no, the applicant proposes a fence but the applicant wants wrought iron rather than solid masonry. The existing white CMU fence does not really fit in so that may be a

condition that the fence be painted. Main is a 66' ROW with 5' sidewalk and the property line is .5' from the sidewalk. From back of sidewalk to the fence is 13' – today's requirement is an average of 15' for landscaping. Is this existing non-conforming? Can the wall remain and landscape to meet the standards? Or they could remove the open fencing, add landscape, and step the fence back periodically? I went to Kmart and Target to show what a split face brick could look like that may be appropriate. On the north side there is landscaping and a short fence that should probably be taller.

Commissioner Nathan Fisher asked if that fence is retaining.
Ray Snyder it looks like it. There is an elevation change.

Denis Lyman (applicant) stepped forward to answer questions.
Chair Ross Taylor asked if there is a plan for an RV dump on property. How will you deal with the public health concern if the trailer hasn't been dumped?
Denis Lyman responded that they currently deal with that at Monster Storage. Temple View has those facilities that people can use and they are amenable to that.

Commissioner Ro Wilkinson stated that the idea of something being there is great because it has been an eyesore for quite some time.

Chair Ross Taylor stated that Temple View across the street has RV storage so it is compatible with the area. I don't want oleanders down on Main Street as that is a public health hazard.

Denis Lyman said they will change the oleanders.

Commissioner Nathan Fisher noted that the RV park that is there is set off from the street so I do have a bit of a concern being so close. One suggestion from staff was moving the wall back and creating more of a landscape buffer. Although it may be grandfathered but now with the CUP I assume it's all up for grabs to have it changed.

Deputy City Attorney Paula Houston indicated that the property has been abandoned so everything including the fence can be discussed.

Commissioner Nathan Fisher stated that aesthetics are the concern. RV storage in the middle of a popular area is not what I think is best. As far as the other uses for cars, trucks, and boats – are those all at monster right now?

Denis Lyman said there are pick ups and campers but no semis.

Commissioner Nathan Fisher asked if it is allowed by code.

Deputy City Attorney Paula Houston advised that they can expand to that.

Commissioner Ro Wilkinson said it was a lumber company there before and that could have been an eyesore then. Something needs to go there because it's run down right now.

Commissioner Nathan Fisher stated that this is a good use I just want to make it look good. Whenever I drive by Monster Storage I remember we wanted trees there so I learned we need to be more specific with the maturity of trees and such.

Denis Lyman noted that we'll definitely change the white fence. We're not building any structures we just want a nice lot.

Chair Ross Taylor added that Monster Storage is good so I know you're going to do good work.

Denis Lyman noted that in 2011 we were recognized as the #1 facility in the nation.

Commissioner Don Buehner clarified that there is no issue with the boats, cars.

Deputy City Attorney Paula Houston said the RV storage is permitted, auto parking and then storage are all okay in that zone.

Commissioner Ro Wilkinson asked if 18 wheelers will be allowed or the cabs.

Denis Lyman said no, neither are permitted.

Commissioner Nathan Fisher said that concrete would be important for the lot.

Deputy City Attorney Paula Houston addressed the wall in the front and landscape – the fence has to be a minimum of 10' back but the landscape is a 15' average.

Commissioner Nathan Fisher stated fencing all around is also important.

MOTION: Commissioner Nathan Fisher made a motion to recommend approval with conditions:

- 1- that concrete be installed throughout the site
- 2- that there is solid fencing around all four sides of the site
- 3- Main Street fencing is to be setback 20' so the existing fence would have to be removed or replaced
- 4- the landscape strip have sufficient foliage so the wall is not as noticeable
- 5- wall height abide by the ordinance
- 6- hours of operation are resolved by the gated system
- 7- the color of the wall be a neutral, natural, earth tone
- 8- noise would be that repairs would not be allowed
- 9- and lastly the fluids and such from vehicles do not become a public hazard or environmental issue
- 10- include staff comments.

DISCUSSION ON THE MOTION:

Ray Snyder asked if concrete or another base would be accepted.

Commissioner Nathan Fisher stated that an impermeable material such as asphalt or concrete throughout the site.

Ray Snyder asked if the wall had to be removed and replaced 20' back.

Commissioner Nathan Fisher stated that that is what I would like to see on Main Street only.

Deputy City Attorney Paula Houston stated that the landscape ordinance says interior parking lot landscaping requires islands with trees to break it up.

Commissioner Nathan Fisher replied that the solid wall will suffice with the landscape strip between the street and wall.

Denis Lyman asked that the wall on Main Street be able to remain and be repaired as that is a husky undertaking.

Commissioner Nathan Fisher stated that he understands and appreciates that however the motion stands.

SECONDED: Commissioner Ro Wilkinson seconded the motion.

DISCUSSION ON THE MOTION:

Commissioner Don Buehner – for the record I think given the history and current ordinance that if the fence were to remain and would have adequate coloring and landscaping to fit the spirit of the motion that that may also accomplish the same goal.

Chair Ross Taylor stated he favors leaving the fence there. They may be able to lattice it to limit the visibility but to me the difference between 13' and 20' will simply be more vegetation and the trees will do a reasonably good job in a 13' strip.

Commissioner Don Buehner – I agree in spirit to the motion for maximum appeal on Main Street

Commissioner Nathan Fisher noted that when you drive down those double fronting lots with 10' landscape and then wall it feels like you're driving down a tunnel – with more space it would feel differently.

Chair Ross Taylor asked what the setback is on the wall at Kmart.

Commissioner Ro Wilkinson stated that as you go down Main where the homes are there are lots of big trees.

AYES (3)

Commissioner Ro Wilkinson

Commissioner Don Buehner

Commissioner Nathan Fisher

NAYS(1)

Chair Ross Taylor

Motion denied.

MOTION – Commissioner Done Buehner made a motion to recommend approval with conditions:

- 1- that concrete be installed throughout the site
- 2- that there is solid fencing around all four sides of the site
- 3- the landscape strip have sufficient foliage so the wall is not as noticeable
- 4- wall height abide by the ordinance
- 5- hours of operation are resolved by the gated system
- 6- the color of the wall be a neutral, natural, earth tone
- 7- noise would be that repairs would not be allowed
- 8- and lastly the fluids and such from vehicles do not become a public hazard or environmental issue
- 9- include staff comments.

DISCUSSION ON THE MOTION:

Ray Snyder noted they will have to average the 15' landscaping per ordinance.

Chair Ross Taylor asked if that could be grandfathered in with the fence.

Deputy City Attorney Paula Houston stated that if you grandfather the wall then you can grandfather the landscape averaging.

Ray Snyder stated that staff hopes the 13' can remain but the street trees and other landscape requirements be input.

Don Buehner stated that he will include staff comments by grandfathering the location of the wall and landscape but with today's standard at 13'.

SECONDED: Commissioner Ro Wilkinson seconded the motion.

DISCUSSION ON THE MOTION:

Commissioner Nathan Fisher stated that one thing we could do where there's the wrought iron we could set that back to give the relief to have more landscaping and some visual relief. I also suggest the applicant provide the kind of landscaping we see between Main Street and Kmart. Granted those trees are mature, but the types of landscaping there would be nice. Commissioner Ro Wilkinson input that we should consider desert scape rather than grass. Commissioner Nathan Fisher said the landscaping there at Kmart looks good – is the City getting rid of grass?

Bob Nicholson answered that water efficiency is what the City promotes. If they meet street tree, shrub and ground cover that is what the City promotes.

Commissioner Don Buehner recommended that they vote on the motion and then go from there.

Chair Ross Taylor said that he struggles with the offset fence as it creates trash collection areas.

AYES (3)

Commissioner Ro Wilkinson

Commissioner Don Buehner

Chair Ross Taylor

NAYS (1)

Commissioner Nathan Fisher

Chair Ross Taylor addressed the applicant and said you will go to City Council without a recommendation as we are not unanimous.

9. TRAINING

Training and discussion to cover: Title 10 Chapter 8 "Planned Development Zone" – Residential Section.

Training has been postponed for another time.

10. MINUTES

Consider approval of the minutes from the July 08, 2014, July 29, 2014, and August 12, 2014 meetings.

MOTION: Commissioner Nathan Fisher made a motion to approve the minutes at a later date.

SECONDED: Commissioner RO seconded the motion.

AYES (4)

Commissioner Ro Wilkinson

Commissioner Don Buehner

Chair Ross Taylor

Commissioner Nathan Fisher

NAYS(0)

Motion passes.

Bob Nicholson approached to thank the Planning Commission and announce his retirement.

Deputy City Attorney Paula Houston stated that Don Williams who spoke from the Washington City Planning Commission proposes that both commissions meet on site on that vacant lot there at the GPA so the traffic can be observed. If you want to go it will have to be a noticed meeting. Chair Ross Taylor said the applicant had a solution for that.

Wes Jenkins added that there is a ditch at the south side that will help as well.

ADJOURN

MOTION: Commissioner Don Buehner made a motion to adjourn.

SECONDED: Commissioner Ro Wilkinson seconded the motion.

Meeting adjourned at 8:45pm.